



COUNTY OF LAKE
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Environmental Health Division
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Promoting an Optimal State of Wellness in Lake County

Memorandum

DATE: 09/02/2026
TO: Michael Taylor, Associate Planner
FROM: Richard Pankratz, Hazardous Materials Specialist
RE: CUP 2026-07 and CE 2026-08
APN: 039-550-46

Automotive repair businesses are often regulated under Lake County Environmental Health's Hazardous Waste Generator and Hazardous Materials Business Plan programs. Business that are regulated under these programs are subject to routine inspection and the requirements below.

Hazardous waste (including used oil, saturated absorbent materials, aerosol cans, spent solvents, refrigerant, etc.) must be handled and disposed of according to all applicable rules and regulations in Chapter 6.5 of Division 20 of California Health and Safety Code, as well as Chapter 12 of Division 4.5 of Title 22 of the California Code of Regulations.

If hazardous materials are handled on site in reportable quantity, then a Hazardous Materials Business Plan (HMBP) must be established in accordance with Article 1 of Chapter 6.95 of Division 20 of California Health and Safety Code and Article 3 of Chapter 1 of Division 5 of Title 19 of the California Code of Regulations. A hazardous material includes a substance or product for which a Safety Data Sheet is required, radioactive materials, DOT and Cal OSHA regulated substances, and hazardous wastes. For most materials, the reportable quantities are 55 gallons of a liquid, 500 pounds of a solid, and 200 cubic feet at standard temperature and pressure of a compressed gas, with exceptions listed in Health and Safety Code section 25507. The HMBP must be reviewed and certified or submitted annually in the California Environmental Reporting System (CERS) and updated within 30 days when the facility has a 100% or more increase in the quantity of a previously disclosed material, any handling of a previously undisclosed material in reportable quantity, change of ownership or name, or a substantial change that may inhibit immediate response during an emergency.

The applicant will be required to submit hazardous materials handling information in CERS to establish the full scope of hazardous materials handling conducted at the business and facilitate Unified Program inspection information to CalEPA. For assistance with access to CERS, please contact our office at (707) 263-1164 or EnvironmentalHealth@lakecountyca.gov.



From: [Richard Pankratz](#)
To: [Michael Taylor](#)
Cc: [Lake County Environmental Health](#)
Subject: LCEH Comments RE: CUP 2026-07 & CE 2026-08 (APN 039-550-46 / SR0017540)
Date: Tuesday, September 8, 2026 9:26:34 AM
Attachments: [Outlook-0c0fmqge.png](#)
[SR0017540 RFR - CUP 2026-07 and CE 2026-08.pdf](#)

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Good morning,

Environmental Health's comments regarding CUP 2026-07 /CE 2026-08 are attached to this email. If you have any further questions, please do not hesitate to reach out.

Regards,

Richard Pankratz JR
Hazardous Materials Specialist
County of Lake Environmental Health
922 Bevins Ct.
Lakeport, CA 95453
Phone: (707) 263-1164 Ext. 71106



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From: [Roberta Castellani](#)
To: [Lori Baca](#); [Michael Taylor](#)
Cc: [Cassandra Benitez](#); [Albert Coats](#)
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-07, 14935 Lakeshore Dr. Unit A. Clearlake
Date: Tuesday, September 1, 2026 12:59:39 PM
Attachments: [image002.png](#)

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Hi

The proposed use will change the current sewer base rate charged from a low-strength commercial rate to a Medium Strength Commercial rate.

Thank you

Roberta Castellani
Lake County Special Districts
Accountant I
Telephone: 707-263-0119
Fax: 707-263-3836
roberta.castellani@lakecountyca.gov

From: Lori Baca <Lori.Baca@lakecountyca.gov>
Sent: Tuesday, September 1, 2026 12:06 PM
To: Michael Taylor <mtaylor@clearlake.ca.us>
Cc: Roberta Castellani <Roberta.Castellani@lakecountyca.gov>; Cassandra Benitez <Cassandra.Benitez@lakecountyca.gov>; Albert Coats <Albert.Coats@lakecountyca.gov>
Subject: RE: Request for Review, Conditional Use Permit CUP 2026-07, 14935 Lakeshore Dr. Unit A. Clearlake

Michael,

The parcel located at 14935 Olympic Drive, Unit A is an actively billed sewer account within LACOSAN for the collection and treatment of the public sewer, and current set up as a Commercial Account.

Please be aware, Per the Sewer Use Ordinance No 871, Section 602. Types of Wastes Prohibited can be found at the link provided below.

https://library.municode.com/ca/lake_county/codes/code_of_ordinances?nodeId=COOR_APXASEUSORLACOSADI_ARTVIUSPUSE_S602TYWAPR

All Oil, Grease, Chemicals, etc. need to be disposed of off site and should NEVER be discharged into the sanitary sewer system. Per the CUP_2026-07 Staff Report the waste will be removed for proper disposal, do we know what that disposal plan looks like?

Thanks!

Lori A. Baca

Utility Systems Compliance Coordinator

Lori.Baca@lakecountyca.gov

Office Number (707) 263-0119

Fax (707) 263-3836



From: Michael Taylor <mtaylor@clearlake.ca.us>

Sent: Wednesday, August 26, 2026 10:10 AM

To: Michael Taylor <mtaylor@clearlake.ca.us>

Subject: [EXTERNAL] Request for Review, Conditional Use Permit CUP 2026-07, 14935 Lakeshore Dr. Unit A. Clearlake

Good morning,

Request

Please review the attached documents and respond with any comments by Wednesday, **September 9, 2026**, via email: mtaylor@clearlake.ca.us or postal mail: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

Project Description

Conditional Use Permit for a proposed automobile repair business at 14935 Olympic Drive, Unit A, Clearlake, CA 95422, further described as Assessor Parcel Number 039-550-460-000.

Applicant: Thomas Wilkerson

Property Owner: Howard Levin and Laurie Levin

Existing Site

Tenant Space: Approximately 2,800 sq. ft.
General Plan: Commercial
Zoning: General Commercial (GC)

Utilities

Water: Public water system
Wastewater: Public sewer
Power: PGE

Olympic Drive

Public street

Thank you for your review and comments.

Best regards,



Michael Taylor | Associate Planner
City of Clearlake
14050 Olympic Drive | Clearlake CA 95422
P:(707) 994-8201 F:(707) 995-2653